

**Minutes of Meeting  
Grafton Planning Board  
June 28, 2010**

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A regular meeting of the Grafton Planning Board was held on Monday, June 28, 2010 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Bruce W. Spinney III, Vice-Chairman Robert Hassinger, Clerk Stephen Qualey, Heath Christensen and David Robbins. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Spinney called the meeting to order at 7:00 p.m., welcoming Mr. Robbins as a new member to the Planning Board and thanking him for volunteering his services.

**ACTION ITEM 1-A - REQUEST FOR "DETERMINATION OF COMPLETENESS" - "NORTH GRAFTON ESTATES I" (A/K/A "BRIDLE RIDGE") AND "NORTH GRAFTON ESTATES II" SUBDIVISIONS**

Mr. Bishop informed the Board that at the last meeting a memo had been issued listing the remaining outstanding items. Mr. Bishop noted that a review letter has been received from Graves Engineering acknowledging that the work identified has been completed, and that DPW Engineer Brian Szczurko was present to speak to the Board on this issue. Mr. Szczurko stated that in his opinion the determination of completeness requirements has been met and that he was confident that the remaining minor issues will be resolved in working with the contractor on site.

Brian Marino of 12 Morgan Drive requested Chairman Spinney allow him to inform the Board of two issues that he felt had not been addressed or resolved by the Board. Mr. Marino stated that the Town Administrator, Building Inspector and the Board of Selectmen Chair had met within the subdivision to view the loose ground wires that had been retrofitted by National Grid, and had requested the wires be covered. Mr. Szczurko added that with underground electrical there is a sign-off from National Grid stating it meets their standards, which has been received.

Mr. Hassinger suggested a reminder be forwarded to the Board of Selectmen concerning the issue.

Mr. Marino also asked that they receive some feedback on the statement from the last meeting regarding the erosion around the catch basins. Mr. Szczurko stated that they are not able to check any further on the catch basin issue without further eroding the road's integrity.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Robbins, to find the "Determination of Completeness" to be complete.

**AMENDED MOTION** by Mr. Hassinger, **SECOND** by Mr. Robbins, to find the “Determination of Completeness” complete with the caveats discussed and amended. **MOTION** carried unanimously 5 to 0.

**ACTION ITEM 1-B CONSIDER DECISION – SP 2010-5 GARY CUNNINGHAM / SUNSHINE SIGN CO., INC. – 4 CARROLL ROAD (PERREAULT NURSERY)**

Mr. Bishop pointed out that Finding F-6 clarified the pre-existing/non-conforming status, which was the central issue to be resolved.

Mr. Qualey noted a scrivener’s error in Finding F-14.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Hassinger, to make favorable Findings for F-1 through F-10. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Qualey, **SECOND** by Mr. Hassinger, to make favorable Findings for F-11 through F-18 with the correction noted. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Qualey, to make favorable Findings for F-19 through F-28. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Qualey, to make favorable Findings for F-29 through F-32. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Christensen, to grant Special Permit SP 2010-5 with the Findings and Conditions as discussed and amended. **MOTION** carried unanimously 5 to 0.

**ACTION ITEM 1-C – REQUEST FOR RELEASE OF BOND – FOREST HILLS CONDOMINIUMS – PHASE VII – JACK MCBRIDE, PETITIONER**

Mr. Bishop informed the Board the Town was holding a portion of the surety bond for work to be completed in the spring on two remaining items. Mr. Bishop noted the work has been finished as requested by the Board.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Hassinger, to grant the petitioner’s written request to release the bond being held by the Town for Forest Hills Condominiums, Phase VII. **MOTION** carried unanimously 5 to 0.

**ACTION ITEM 1-D – APPROVAL NOT REQUIRED PLAN ANR 2010-6 ROCCO ADDEO, JR., - 120 MILFORD ROAD**

Normand Gamache of Guerriere & Halnon, Inc., present for Mr. Addeo, informed the Board that Mr. Addeo was adding 200 feet to the rear of his existing house lot,

acknowledging that the original parcel is Residential (R-40) and the additional parcel will remain zoned Office/Light Industry (OLI).

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Christensen, to approve ANR 2010-6 and authorize the Planner to sign the plan on behalf of the Planning Board. **MOTION** carried unanimously 5 to 0.

**SITE PLAN 2010-2 “FISHERVILLE PARK” – TOWN OF GRAFTON,  
APPLICANT – FISHERVILLE LLC, OWNER – 61 MAIN STREET, SOUTH  
GRAFTON**

Mr. Qualey read the legal notice and Chairman Spinney opened the public hearing.

Mr. Bishop briefly recapped the project consisting of a 2 acre parcel between the Blackstone River and the Blackstone Canal, located on the old Fisherville Mill site at 61 Main Street, South Grafton; with river access, flexible space including a pavilion for events; walking paths and associated parking. Mr. Bishop stated the genesis was in the 2006 South Grafton Mill Villages Master Plan. Mr. Bishop noted it has been a work in progress with a citizens' group composed mostly of South Grafton residents; the hiring of VHB for the extensive public process; the access of 40R funds, CPC funds and partial funding from a million dollar grant to move this project to this point.

Steven Derdarian, Senior Landscape Architect for VHB was present to discuss the project with the Board.

Mr. Hassinger asked about the calculation of the required parking spaces. Mr. Bishop noted that the By-Law does not specifically address the parking for this type of project. Mr. Derdarian stated there would be some 18' x 9' and some 16' x 9' parking spaces, with some of the spaces allowing the vehicles to hang over the green space. Mr. Bishop clarified that the parking area would just be gravel and therefore not lined. Mr. Hassinger noted there should be specific language in the decision to address the parking.

Mr. Derdarian added that there were some constraints on the site, but they were working with the Conservation Commission to address these areas. Mr. Derdarian stated they will try to maximize the village green area with the gravel and crushed stone; add a drive in canoe landing, add a pavilion with walkways for possible summer concert events and farmers markets; and add an attractive frontage with carriage lantern ornamental lighting. Mr. Derdarian also noted that the historic bank building will be relocated in keeping with the history of the area.

Mr. Hassinger asked what the estimated size of an audience would be for an event. Mr. Bishop stated that the pavilion size would be approximately 22' x 40' and that they will be stubbing infrastructure for water, sewer, electric and cable to allow full potential for the park.

Mr. Christensen asked about signage planned for the park and was told there would be some sort of signage within the 2 stonewalls in the front of the park. Mr. Bishop added that a contest was being held for the naming of the park and a sign would be decided when the name is chosen.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Christensen, to close the public hearing. **MOTION** carried unanimously 5 to 0.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Hassinger, to direct Staff to draft a decision, taking into consideration all the findings and conditions discussed. **MOTION** carried unanimously 5 to 0.

**SITE PLAN 2010-1 GRAFTON SCHOOL BUILDING COMMITTEE (RICHARD MCCARTHY, CHAIR), APPLICANT – TOWN OF GRAFTON, OWNER – NEW HIGH SCHOOL – 30 PROVIDENCE ROAD**

Mr. Qualey read the legal notice and Chairman Spinney opened the public hearing.

Present for the hearing were Brian Postlewaite, Daniel Ruiz, Nalan Senol Cabi, and Philip Poinelli of Symmes Maini & McKee Associates (SMMA); Steven Banak of Dimeo Construction Company; and Thomas Murphy of Joslin Lesser Associates.

Mr. Postlewaite reviewed the project for the Board stating that the proposed new \$74.3 million dollar 186,000 square foot High School was on 45½ acres between the existing high school and the Grafton Municipal Center; included new athletic fields; 400 parking spaces; and a completion date of 2012 with ground breaking in October, 2010.

Mr. Postlewaite announced they would be requesting two waivers for the Site Plan, a parking waiver for 397 spaces instead of the 667 spaces required and a building height waiver to accommodate the auditorium fly loft.

Mr. Postlewaite noted that one of the major issues arising from input from the Board of Selectmen and the Department Heads was the amount of parking spaces that would be available for the Municipal Center/Senior Center and the amount of parking spaces allowed with the new construction for school Staff, Teachers and students, stating they had used various formulas to calculate the spaces along with information provided through discussion with High School principal James Pignataro. Mr. Hassinger announced that he has serious concerns on the parking information submitted and will need far more information submitted to be convinced it will be adequate for all parties involved. Additionally Mr. Hassinger suggested that Staff have Town Counsel look at the language of the By-Law allowing the Board to grant this waiver, stating he was not convinced that it is a valid waiver, and if it is valid, should the Board be granting it.

Mr. Postlewaite explained that the sloped roof of the new auditorium would be at a height of 64½ feet to accommodate the fly loft, and acknowledged that the maximum height

allowed in an R-40 zoning district is 35 feet. Additionally, Mr. Postlewaite stated that the three story classroom pods would have approximately a 44 foot roof height. Mr. Hassinger expressed concerns with the building height waiver request and requested additional information be submitted to the Board regarding details of the auditorium and gymnasium, specifically visual effects of the building height; and cost analysis for vertical design versus horizontal design. The Board also noted concerns on how realistic the viable building options for additional space at the school would be if the Town had the need for an expansion with a population increase.

The Board expressed concerns with the general traffic circulation within the schools project and the Municipal/Senior Center to Brigham Hill Road, specifically back-up at the junction of Brigham Hill Road with Providence Road.

Mr. Robbins requested information be provided on how the proposed package for parking and traffic circulation fits with the Grafton students and Staff habits and also how SMMA has arrived at the calculated numbers being presented.

Mr. Postlewaite informed the Board that the lighting would be computer generated control with a timer.

Mr. Qualey expressed concerns for 22 foot lanes rather than 24 foot lanes, which would better support fire lanes, and should also be designated as such. Mr. Qualey also noted that the Police Chief had concerns of a left turn lane for Providence Road to prevent a back-up of traffic, and blocking the access road at the old police station. Mr. Qualey added that the Board of Selectmen's memo stated concerns of losing parking during the project construction and that a fence should be built to separate field use during construction.

Mr. Christensen asked about the parking area behind the old school being accessible or blocked and was told it will be accessible and used if additional space is added to the classroom pods.

Mr. Hassinger stressed that the information needs to be submitted in a timely manner for Board review if a project date schedule is in effect.

Mr. McCarthy stated that a full set of drawings has been in the Board of Selectmen and the Superintendent's Offices for months. Mr. Hassinger requested the information be made available to the public.

Christopher Howell, representing the Town Administrator, wished to update the Planning Board of extensive parking concerns as relayed to him by his Department Heads and also pointing out that with regard to the current parking lot plan configuration submitted, snow plowing and removal will be very difficult, indicating discussion needed for a snow easement.

John LaPoint of 220 Providence Road wished to congratulate Mr. McCarthy on a good job with regard to environmental aspects of the project and for the inclusion of sports fields. Mr. LaPoint asked if there would be any use of Goddard Road, located behind the fields' project. Mr. Postlewaite answered that Goddard Road will be re-graded after a new water main is installed for the school. Mr. LaPoint also asked about a designated spot for the landing of the life flight helicopter when it is needed. Mr. Postlewaite noted that he would find out that information for him.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Qualey, to extend the Planning Board meeting beyond 10:00 p.m. to accommodate the public hearing discussion. **MOTION** carried unanimously 5 to 0.

Mr. Szczurko informed the Board of the already substandard parking area and problems with snow plowing to the Municipal Center. He added that "value engineering" for the school project could provide some potential cost savings.

Mr. McCarthy stated that Dimeo Construction will be reviewing the SMMA plans, and once complete will put the project out to bid for a guaranteed cost for the project.

Chairman Spinney reminded Mr. McCarthy they needed to have everything ready to come back in two weeks and present to the Board again.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Christensen, to grant the applicant's stated request to continue the public hearing to July 12, 2010 at 7:30 p.m. in Conference Room A. **MOTION** carried unanimously 5 to 0.

### **STAFF REPORT**

Mr. Bishop informed the Board that portions of the new Open Meeting Laws will be in effect by the next Planning Board meeting, specifically the timeframe for agenda posting. Mr. Bishop suggested setting a more orderly policy regarding agenda posting and the deadline for submission of materials for a scheduled public hearing.

Mr. Hassinger recommended placing the item on the agenda for the next Planning Board meeting to make the public aware that the Board will be making a decision on this matter, also noting that under the Town Charter, the item can be voted to be taken as an Emergency Item.

**MOTION** by Mr. Hassinger, **SECOND** by Mr. Christensen, to place the Agenda policy discussion as an Action Item for the next Planning Board meeting agenda. **MOTION** carried unanimously 5 to 0.

**MINTUES OF PREVIOUS MEETINGS**

**MOTION** by Mr. Christensen, **SECOND** by Mr. Hassinger, to approve the open session minutes of June 14, 2010 as drafted. **MOTION** carried unanimously 5 to 0.

**ACTION ITEM 1-E – ENDORSEMENT OF SETTLEMENT AGREEMENT –  
“OAKMONT FARMS” SUBDIVISION**

Mr. Bishop informed the Board that he received a faxed copy of the agreement today and that he will place copies in their mailboxes to view before signing the actual documents at the next Planning Board meeting.

Mr. Bishop also remarked that the Board had been served on the complaint filed by D & F Afonso Builders, Inc. with regard to the “Village at Institute Road” project. Mr. Hassinger noted he has issues with the complaint, specifically that he wished to note for the record that the burden of proof should be on the applicant and not on the Planning Board.

**MOTION** by Mr. Christensen, **SECOND** by Mr. Hassinger, to adjourn the meeting. **MOTION** carried unanimously 5 to 0.

The meeting was adjourned at 10:27 p.m.

  
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Stephen Qualey, Clerk

